

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership office**

Tuesday, September 15, 2015

MINUTES

Members: Chair Steve Bacon, Paul Aho, Sondra Astor-Stave, Karla Fox, Chris Kueffner, Peter Millman

Staff: Cynthia van Zelm

1. Call to Order

Peter Millman called the meeting to order at 5:10 pm before Chair Steve Bacon arrived.

2. Public Comment

There was no public comment.

3. Approval of Minutes from June 16, 2015

There was no quorum to approve the minutes.

4. Update on Courtyard Space in Phase 2

Cynthia van Zelm reported that Lou Marquet with LeylandAlliance told her that the contractor for the decorative concrete in the courtyard space in Phase 2 did not feel that the design would be satisfactory given the unevenness of the site. Consequently, the design agreed to by the Committee and the Board of Directors was not implemented.

Chris Kueffner suggested putting in a pergola with slats that would suggest that you were entering a place of destination. Other suggestions included bringing in additional red tables and chairs similar to what is on the Town Square; bringing in planters which include small trees, giving the area some height; painting the courtyard; and bringing in planters with benches attached.

Karla Fox arrived.

Mr. Millman suggested looking into some help from the landscape architecture faculty at UConn. Perhaps E.O. Smith High School students could help as well. Ms. van Zelm said she will talk to Mr. Bacon and Mr. Marquet.

5. Review of Sustainability Guidelines Checklist Calendar

Ms. van Zelm said she will check with Mr. Marquet to see if he is still scheduled to come to the next Committee meeting with a preliminary Sustainability Guidelines checklist for Main Street Homes.

6. Update on Storrs Center

Mr. Millman reported that 24 units out of the 42 in Main Street Homes are under contract.

Mr. Millman said the initial foundation has been poured for the first townhome building. He said the first two buildings are scheduled to open in January/February. He said that all the buildings will be constructed even if they have not all sold. The final buildings should be open by November 2016.

Mr. Bacon arrived.

Ms. van Zelm said Educational Playcare is scheduled to open on November 2.

Ms. van Zelm said Leyland has signed leases with following businesses: Bliss Boutique, Dunkin Donuts, Tea More Café, Kathmandu Kitchen, Gansett Wraps, and the National Institute for the Clinical Application of Behavioral Medicine.

Ms. van Zelm said the parking has improved in the parking garage from a month ago as the Oaks residents are now all parking above the 2nd gate on the 3rd floor as designed. The overnight rate has also been raised to discourage people from staying for long periods of time in the garage.

7. Discussion of Future Direction of Committee

Ms. van Zelm said the Partnership will be embarking on an organizational strategic planning process over the next few months.

She shared information with the Committee on some of the proposed tasks for the Partnership committees over the next year. For the Planning and Design Committee, this includes completing the review of the Sustainability Guidelines checklist, and reviewing the Storrs Center Special Design District regulations and design guidelines for any needed updates or changes. Mr. Millman expressed support for reviewing the design guidelines.

8. Update on Courtyard Space in Phase 2 continued

With Mr. Bacon's arrival, the Committee continued to discuss the new public spaces and how they can be improved. The Committee wants to look at the areas comprehensively and not just the courtyard area.

Mr. Bacon agreed with the idea to meet with Mr. Marquet and a member of the landscape architecture faculty about the public spaces.

9. Adjourn

The meeting adjourned at 7 pm.

Minutes prepared by Cynthia van Zelm